

## NOTICE OF PUBLIC MEETING

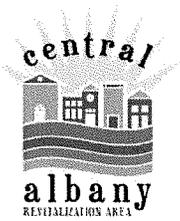
ALBANY REVITALIZATION AGENCY  
City Hall Municipal Court Room  
Monday, September 12, 2011  
4:00 p.m.

### AGENDA

1. CALL TO ORDER (Chair Floyd Collins)
2. ROLL CALL
3. SCHEDULED BUSINESS
  - a. Adoption of Resolutions [Page 1]
    - 1) Sweet Red (Wine Bar and Bistro), 208 First Avenue W (Daniel and Cynthia Alire) (\$5,000). [Pages 2-3]  
Action: \_\_\_\_\_ ARA RES. NO. \_\_\_\_\_
    - 2) 1<sup>st</sup> Hand Seconds – Unique Boutique (Sally LaCoste) (\$2,808). [Page 4]  
Action: \_\_\_\_\_ ARA RES. NO. \_\_\_\_\_
    - 3) Applicant's name correction (*from Richard Gray to Preston Gray*) of small grant for Albany Antique Mall, 145 Second Avenue SW, (Preston Gray) (\$5,000). [Page 5]  
Action: \_\_\_\_\_ ARA RES. NO. \_\_\_\_\_
  - b. Business from the Public
4. BUSINESS FROM THE AGENCY
5. NEXT MEETING DATE: *Next regular meeting Wednesday, September 21, 2011*
6. ADJOURNMENT

City of Albany Web site: [www.cityofalbany.net](http://www.cityofalbany.net)

*The location of the meeting/hearing is accessible to the disabled. If you have a disability that requires accommodation, please notify the Human Resources Department in advance by calling (541) 917-7500.*



TO: Albany Revitalization Agency  
FROM: Kate Porsche, Urban Renewal Manager *Kate*  
DATE: September 7, 2011, for September 12, 2011, ARA Meeting  
SUBJECT: Overview of Items and Upcoming Meetings

We will be holding a brief meeting of the Agency to do some quick housekeeping on three items. Staff spoke with Cordell Post, Chair of the CARA Advisory Board, and he approved of these administrative items coming directly to the Agency.

The first is a request from Dan and Cyndi Alire, who received a \$5,000 small grant in our summer round of funding. They're asking to transfer the funding to a different building on First Avenue. Please see their letter in your packet outlining this request. Staff supports this request for the change in their small grant as it will still add a new evening nightlife, food and wine option to our downtown, while maintaining the coffee presence during the day.

The second item is an administrative change (new resolution) related to the \$2,808 small grant for 1<sup>st</sup> Hand Seconds Unique Boutique. Originally, the operator of the business, Deborah Boulanger, had applied for the funding. Her request was approved and contracts drawn up. There was miscommunication about who would be paying for the improvements. As it turned out, the owner of the building, Sally LaCoste, paid for and requested reimbursement for the work. We are only able to make reimbursements to those who signed the contract and whose name is outlined in the resolution. With that said, we have drafted a new resolution that implements this administrative change, updating the name of the small grant recipient from Deborah Boulanger & Mercy House International to Sally LaCoste. Staff recommends approval of this resolution.

The third item is a name change on the resolution for a small grant for the Gray's furniture building. Staff had contact with Richard Gray, the son of Preston Gray, and inadvertently prepared the resolution in Richard's name when it should have been in his father's name. Preston Gray is the official applicant, and his name is also on the contracts; it is just the resolution that needs to be corrected.

Finally, a brief update on the upcoming meetings for the next few months:

September 21:

George Crandall will be coming before you at this month's CARA Advisory Board meeting (9/21) to share the findings and recommendations of the Retail Refinement Strategy. We have reserved the entire meeting for his presentation.

October 19:

In conferring with Chair Post, it was decided that we would then use the October meeting (10/19) for the discussion of policies related to various programs and decision-making criteria related to project selection.

November 16:

We then have scheduled the month of November (11/16) for the Advisory Board to hear and deliberate on the public-private partnership requests which will be a competitive round of funding.

Thank you, and see you Monday afternoon.

KCP:ldh

Albany City Council:

In June we applied for and were awarded a \$5000 CARA Grant to open a Wine Bar in historic downtown Albany. We are very appreciative and motivated to move forward on our business endeavor.

During the developmental process we determined that our original site of 115 Ellsworth Street does not adequately meet our needs and/or price line. The installation of a kitchen and the renovation of the space will exceed our budget significantly.

We also observed that the heavy traffic of Hwy 20 coming over the bridge does not lend itself to a relaxing dining experience and the parking situation would be difficult as customers would have to pass our business and come back around the block to find parking.

Recently we were presented with the opportunity to purchase Boccherini's Coffee House on 1<sup>st</sup> street and believe we can offer the best of both worlds to downtown patrons by offering a Coffee Bistro by day and a Wine Bar by night.

We intend to keep the tradition of a 1<sup>st</sup> Street coffee shop that is loved by so many and in addition, open as a Wine Bar in the evenings to add an additional spark of night life to the downtown area.

This opportunity is something we feel we can be very successful at and is a lower risk as it fits within our financial budget.

With the \$5000 CARA grant we will be able to renovate and refurbish an Albany landmark and make it something very special in for the community. The renovations will include painting on the inside, electrical work to update the lighting, modification and expansion to the bar, construction and installation of banquet seating.

In view of all of this, we respectfully request that our grant be transferred to the address of 208 First Avenue W Albany, OR 97321.

Thank you for your time and consideration on this matter.

Sincerely,

Daniel & Cynthia Alire

ARA RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE ALBANY REVITALIZATION AGENCY ESTABLISHING A FINAL ACTION ON DANIEL & CYNTHIA ALIRE'S REQUEST FOR SMALL GRANT FUNDS FOR THE PROPERTY KNOWN AS 208 FIRST AVENUE WEST AND REPEALING ARA RESOLUTION NO. 2011-11

WHEREAS, the aforementioned applicants have requested a Small Grant from CARA funding; and

WHEREAS, the CARA Advisory Board has made its recommendation for approval of this request; and

WHEREAS, the ARA resolved that it would have the final action to approve or deny a developer partnership, grant, or loan application.

NOW, THEREFORE, BE IT RESOLVED that the Albany Revitalization Agency finds:

1. Overview: Daniel & Cynthia Alire have requested \$5,000.00 in a Small Grant from the ARA to complete \$12,000.00 in project work at the property known as 208 First Avenue West.
2. Return of Public Funds: Return of public funds through tax-increment on the overall project is not likely as this is not a substantial rehabilitation.
3. Financial Condition of the Agency: As of the July 26, 2011, meeting, the CARA Fund had the ability to borrow funds to complete various projects, with cash-on-hand to pay the annual debt service, but still leave room for future borrowing.
4. Public Good: This project will remodel a building into a wine bar and bistro.
5. Location: This project is located in the heart of downtown.
6. Process Compliance: Applicants have complied with all steps in the process.

BE IT FURTHER RESOLVED that the Albany Revitalization Agency concludes that this project will help create another dining option in Albany and will draw more people into downtown; and

BE IT FURTHER RESOLVED that the Albany Revitalization Agency's approval of this Small Grant is subject to staff direction concerning the appropriate means to secure applicants' compliance with Small Grant applications and contracts and further that this Small Grant is subject to appropriate land use approval; and

BE IT FURTHER RESOLVED that the Albany Revitalization Agency approves this request for funds; and

BE IT FURTHER RESOLVED that ARA Resolution No. 2011-11 is hereby repealed.

DATED AND EFFECTIVE THIS 12TH DAY OF SEPTEMBER 2011.

\_\_\_\_\_  
ARA Chair

ATTEST:

\_\_\_\_\_  
City Clerk

ARA RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE ALBANY REVITALIZATION AGENCY ESTABLISHING A FINAL ACTION ON SALLY LACOSTE'S REQUEST FOR SMALL GRANT FUNDS FOR THE PROPERTY KNOWN AS 415 FIRST AVENUE W (1<sup>ST</sup> HAND SECONDS-UNIQUE BOUTIQUE) AND REPEALING ARA RESOLUTION NO. 2011-01

WHEREAS, the aforementioned applicants have requested a \$2,808.00 Small Grant from CARA funding; and

WHEREAS, the CARA Advisory Board has made its recommendation for approval of this request; and

WHEREAS, the ARA resolved that it would have the final action to approve or deny a developer partnership, grant, or loan application.

NOW, THEREFORE, BE IT RESOLVED that the Albany Revitalization Agency finds:

1. Overview: Sally LaCoste have requested \$2,808.00 in a Small Grant from the ARA to complete \$5,616.00 in project work at the property known as 415 First Avenue W.
2. Return of Public Funds: Return of public funds through tax-increment on the overall project is not likely as this is not a substantial rehabilitation.
3. Financial Condition of the Agency: As of the March 16, 2011, meeting the CARA Fund has the ability to complete various projects with cash-on-hand to pay the annual debt service.
4. Public Good: The upgrade of this building through retrofitting and installing interior retail lighting will help improve retail viability of this space.
5. Location: This project is located in the heart of downtown.
6. Process Compliance: Applicants have complied with all steps in the process.

BE IT FURTHER RESOLVED that the Albany Revitalization Agency concludes that the project will help retain and enhance the value of the existing private investment in the area. The energy-efficient lighting makes this project eligible for energy tax-credits and is an environmentally sustainable improvement; and

BE IT FURTHER RESOLVED that the Albany Revitalization Agency's approval of this Small Grant is subject to staff direction concerning the appropriate means to secure applicants' compliance with Small Grant applications and contracts and further that this Small Grant is subject to appropriate land use approval; and

BE IT FURTHER RESOLVED that the Albany Revitalization Agency approves this request for funds; and

BE IT FURTHER RESOLVED that ARA Resolution No. 2011-01 is hereby repealed.

DATED AND EFFECTIVE THIS 12<sup>TH</sup> DAY OF SEPTEMBER 2011.

\_\_\_\_\_  
ARA Chair

ATTEST:

\_\_\_\_\_  
City Clerk

ARA RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE ALBANY REVITALIZATION AGENCY ESTABLISHING A FINAL ACTION ON PRESTON GRAY'S REQUEST FOR SMALL GRANT FUNDS FOR THE PROPERTY KNOWN AS 145 SECOND AVENUE SW AND REPEALING ARA RESOLUTION NO. 2011-16

WHEREAS, the aforementioned applicants have requested a Small Grant from CARA funding; and

WHEREAS, the CARA Advisory Board has made its recommendation for approval of this request; and

WHEREAS, the ARA resolved that it would have the final action to approve or deny a developer partnership, grant, or loan application.

NOW, THEREFORE, BE IT RESOLVED that the Albany Revitalization Agency finds:

1. Overview: Preston Gray has requested \$5,000.00 in a Small Grant from the ARA to complete \$16,521.00 in project work at the property known as 145 Second Avenue SW.
2. Return of Public Funds: Return of public funds through tax-increment on the overall project is not likely as this is not a substantial rehabilitation.
3. Financial Condition of the Agency: As of the July 26, 2011, meeting, the CARA Fund had the ability to borrow funds to complete various projects, with cash-on-hand to pay the annual debt service, but still leave room for future borrowing.
4. Public Good: This project will be used to paint the exterior of the building and to repair the gutters and downspouts of the awning and canopy.
5. Location: This project is located in the heart of downtown and is highly visible.
6. Process Compliance: Applicants have complied with all steps in the process.

BE IT FURTHER RESOLVED that the Albany Revitalization Agency concludes that the project will help improve and preserve the exterior of this historic building; and

BE IT FURTHER RESOLVED that the Albany Revitalization Agency's approval of this Small Grant is subject to staff direction concerning the appropriate means to secure applicants' compliance with Small Grant applications and contracts and further that this Small Grant is subject to appropriate land use approval; and

BE IT FURTHER RESOLVED that the Albany Revitalization Agency approves this request for funds; and

BE IT FURTHER RESOLVED that ARA Resolution No. 2011-16 is hereby repealed.

DATED AND EFFECTIVE THIS 12<sup>TH</sup> DAY OF SEPTEMBER 2011.

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ARA Chair

ATTEST:

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City Clerk